

The Salisbury Planning Board held its regular meeting on Tuesday, October 22, 2002 in the City Council Chambers of the Salisbury City Hall at 4:00 p. m. with the following being present and absent:

PRESENT: Lou Manning, Len Clark, Rodney Queen, Elaine Stiller, Sean Reid, Jerry Wilkes, Fred Dula, Sandy Reitz, Brian Miller, Eldridge Williams, Jeff Smith

ABSENT: Ken Mowery

STAFF: Harold Poole, Patrick Kennerly, Hubert Furr, Dan Mikkelson, Janice Hartis, Tammy File

The meeting was called to order by Chairman Dula. The minutes of October 8, 2002, were approved as published.

GROUP DEVELOPMENTS

G-15-02 Whispering Oaks Apartments, 800 Block Newsome Road

The proposal is for a 40 unit apartment complex for the elderly. The Technical Review Committee is recommending that this proposal be approved as submitted.

Michael Buckland, 804 Wesley Dr. – adjoining property owner, whole heartedly support this project.

Board Discussion:

Rodney Queen said Margaret Parker of Wesley Drive called him to let him know that she was in favor as well. Rodney Queen moved that the elderly project be approved as submitted. The motion was seconded by Lou Manning, with all members voting AYE.

COMMITTEE REPORTS

(a) Sign Committee- Rodney Queen reported for the joint Planning Board/Community Appearance Commission Sign Committee that is studying “special event signs”. The committee had a meeting at the DJ’s on October 10, and decided they would meet again on October 29, at 9:00 a.m., in City Hall. Preston Sale was selected as Chairman for the group.

(b) Park Avenue Study Committee- Sean Reid reported for the committee which met on October 16th. The committee decided that the Home Concrete property should be left in its current M-2 (Heavy Industrial) zoning, because no other district would allow it to remain conforming. Chris Bradshaw owns property in the area and would like for his property to remain in the M-2 zoning because of past uses in some of his buildings. Mr. Bradshaw informed the committee that Piedmont Natural Gas had purchased several acres of property in another location and would at some time be moving its facility from this area. Sean Reid made the motion to hold a Courtesy Hearing to downzone from M-2 to M-1, and two small properties where warehouses exist, from M-2 to B-6 to be more like surrounding zoning. The motion was seconded by Lou Manning with all members voting AYE.

(c) Legislative Committee- Held a meeting on October 22 a few minutes before the Planning Board meeting. The committee discussed placing signs on property where a special use permit for a child daycare has been requested. This sign would notify adjacent property owners of the proposed use. The committee also felt that similar signs should be placed whenever there is a proposal for a convenience store in the B-CS district.

Rodney Queen reported on attending the North Carolina Housing meeting in Raleigh. Rodney said that Eric Wood of Pilot Developers was presented with an award for having the #1 project in the state with the Olde Salisbury subdivision off Old Concord Road. Some of the houses in the development are in the style of several houses in the Fulton Heights area. The project has been very successful in selling affordable houses in the range of about \$100,00 to \$140, 000.

There being no further business to come before the Board, the meeting was adjourned.

Chairman

Secretary